

**Municipal Community Center Feasibility Committee  
Meeting Minutes  
July 25, 2019**

**Attendees:**

Members: Gregg Manning, Bill Taylor, Kelly McElreath, Debbie Amorelli

Ad-hoc members: Matthew Bachtold

Guests: Peter and Libby Turowski, Bill Sylvia T2 Architects

Meeting called to order: 4:05 p.m.

**Discuss final municipal community center conceptual design, preliminary cost estimate and final report**

T2 displayed conceptual video of exterior of building. The committee was impressed with the quality of presentation.

T2 presented the cost estimate

- Estimated to cost approximately \$10MM.
- Estimate does not include any site abatement costs.
- Includes design and cost estimating contingency. These contingencies are relatively high because of the uncertainty of estimating cost based on a conceptual design.
- Costs have been very volatile – this may be related to tariffs.
- The estimator typically comes in a little above actual cost.
- There are probably not a lot of ways to reduce cost (simpler site, simpler building).

**Discuss status of hiring a Licensed Site Professional (LSP)**

- T2 got three proposals for Phase 1 review. The lowest bidder may be willing to do Phase 2 review at a reasonable cost.
- LSP that Kelly was talking to was looking for Phase 1 review. Just have him review what's been done.

**Other site issues**

- Solicit 3 bids from surveyors now and have them ready to survey once the LSP has confirmed that the site is buildable.
- Talk with public safety to confirm that they do not have a significant issue with design.

**Scheduling community center**

No discussion.

**Discuss preparations for November Town Meeting including presentations to town and community groups and town meeting**

Matthew distributed possible talking points ...

- Explain why we need a new library/social services center and how this building meets the needs.
- The building is designed to provide a range of social services. Locating near town hall makes it easier for residents to learn of and take advantage of all of the services the town offers.
- Existing library is not accessible and it should be. Senior center has accessibility issues too.
- Effectively getting two buildings for less than it would cost to build two buildings.
- The existing library and senior center are over forty years old. We need a new building.

- Include pictures of services outside of books that are bring provided to help emphasize that there are many other services being provided
- Material support for a new library - over half of working group stood up to say they were there to represent the library
- Community center can be the “anchor” tenant in the revitalized town center.

Committee will confirm site is clean, survey does not disclose issues, and that we raise money for site by selling other town-owned properties.

Committee agreed to go forward with request at town meeting of ~\$704K for design/build plans.

**Approve minutes from previous meetings**

No action taken.

**Discuss agenda for next meeting**

Plan for presentation to BOS and other town boards and community groups.

**Schedule next meeting**

Meet Thursday, August 1, 4. p.m.

**Meeting adjourned at 5:10**